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8 Attorney for Jeri Coppa-Knudson, Trustee

9 **UNITED STATES BANKRUPTCY COURT**

10 **DISTRICT OF NEVADA**

11 IN RE: CASE NO. BK-N-14-50333-BTB  
12 ANTHONY THOMAS and CASE NO. BK-N-14-50331-BTB  
13 WENDI THOMAS,  
14 (Jointly Administered)  
15 AT EMERALD, LLC, CHAPTER 7  
16 Debtors.

17 **TRUSTEE'S DECLARATION IN**  
18 **SUPPORT OF NOTICE OF INTENT TO**  
19 **ABANDON; REQUEST FOR ORDER**

20 **Hearing Date: March 6, 2019**  
21 **Hearing Time: 10:00 a.m.**

22 \_\_\_\_\_/  
23 Jeri Coppa-Knudson, under penalty of perjury of the laws of the United States,  
24 declares:

25 I am the chapter 7 Trustee in these jointly administered cases and I have personal  
26 knowledge of the matters stated herein.

27 1. These cases were initially filed by Debtors as chapter 11 petitions on March 4,  
28 2014 ("Petition Date"). The chapter 11 cases were converted to chapter 7 on August 29,  
2014 and I was appointed to administer the estates.

29 2. On the Petition Date, Debtors filed their Schedules of Assets and Liabilities and  
30 Statement of Financial Affairs.

31 3. As of the Petition Date, Debtors' Schedule A indicated that they owned no real  
32 property.

33 4. In response to Question 10 of the Statement of Financial Affairs, under penalty of

1 perjury, Debtors stated that in 2008 they had transferred a residence in Portola, California  
2 (the "Property"), to Debtor Anthony Thomas' parents for \$200,000.

3 5. Debtor Anthony Thomas' mother is listed on Schedule F as an unsecured creditor  
4 for \$200,000.

5 6. Debtors took title to the Property by Grant Deed recorded in Plumas County on or  
6 about September 11, 2000 as document no. 2000-06518. **Exhibit A.**

7 7. As of the Petition Date, the Debtors still held record title to the Property.

8 8. In July 2018, the Trustee filed her Motion For Turnover related to the Property.

9 **DE 353.**

10 9. The Debtor has testified that in 2008 he and Mrs. Thomas executed a deed  
11 transferring title to the Property to the Debtor's parents; however, the deed was never  
12 recorded.

13 10. Because the Property is unoccupied, I have been unable to obtain insurance  
14 coverage. I have concluded that the Property is burdensome to the estate.

15 Dated this 4th day of February, 2019.

16  
17 /S/ Jeri Coppa-Knudson  
18 Jeri Coppa-Knudson  
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